

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 15, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Boyce, Cowie,  
Harcourt, Kennedy, Marzari,  
Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Volrich  
SECONDED by Ald. Bird.

THAT the Minutes of the Regular Council Meeting of April 8, 1975, with the exception of the 'In Camera' portion, be adopted after amending the result of the vote on recommendation VI in Clause 1 of the report of the Standing Committees on Community Services and Housing and Environment (Page 17) to show that the Mayor was also opposed to the motion.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt  
SECONDED by Ald. Bowers

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

Council agreed to vary the Agenda to consider the following:

UNFINISHED BUSINESS

Biltmore Motor Hotel -  
Rezoning

Council, at a special meeting on Thursday, March 13, 1975, considered an application from the Director of Planning to rezone Lot 2 - Block 116, D.L.301 situated on the N.E. corner of Kingsway and 12th Avenue, from C-3 Commercial District to C-2 Commercial District.

Cont'd.....

UNFINISHED BUSINESS (Cont'd)Biltmore Motor Hotel -  
Rezoning (Cont'd)

At that time Council resolved:

"THAT the public hearing on the rezoning of Lot 2, Block 116, D.L.301 be deferred for 30 days to reconvene at a regular meeting of Council."

Council had for consideration today, a letter dated April 7, 1975, from Mr. M. Prefontaine, Vice-President of the Biltmore Motor Hotel, requesting a further deferment of this public hearing until the latter part of May. No one present wished to speak for or against the motion.

MOVED by Ald. Bowers,

THAT the request of the Biltmore Motor Hotel for a further deferment of the public hearing, with respect to the re-zoning of the Biltmore Hotel, to a regular meeting of Council at approximately the end of May, be approved.

- CARRIED UNANIMOUSLY

Council again varied the Agenda to consider the report from the City Manager on Self-Serve Gas Stations.

CITY MANAGER'S REPORTB. Self Serve Gas Stations.

The City Manager submitted a report, dated April 7, 1975, in which the Director of Planning reported as follows:

"On March 11th 1975, City Council resolved that "the number of self-service gas stations in the City be limited to a maximum of 15% of the total retail gas stations in Vancouver, and that this percentage be shared amongst the major oil companies".

City Council also resolved that the Director of Planning be authorized to report back regarding the feasibility of implementation.

It should be noted that since Council considered the first Planning Department report on self-serve gasoline retailing, and since the resolution stated above was passed, a number of conversions of gas stations to self-serve stations has occurred such that the percentage of self-serve stations either operational or approved now exceeds 15 per cent. This has occurred because there is at present no means by which to enforce the resolution of council concerning self-serves, where conversion rather than structural alteration takes place, since the former does not currently require a development permit. Thus a recommendation is contained herein to amend the zoning bylaw so as to permit Council control, by defining self-serve gas stations as a separate and different use distinguished from conventional gas stations, and thus requiring a development permit for conversion.

Methods of Control

1. The limitation of numbers of self-serve stations, expressed as any percentage of the total number of stations or the total stations of each company, would have the highly undesirable effect of encouraging oil companies to retain marginal stations they would otherwise close. Alternative methods of implementing the intentions of Council have therefore been explored.
2. Limitation of numbers of self-serves by controlling their distribution, density, or spacing would give an undue advantage to companies first at a particular location, and give other companies no possibilities for competition. Also, it is considered unwise to determine where companies should be permitted to locate a specific marketing form, that of self-serve. If numbers are limited in some other way, the companies themselves have at least some opportunity to determine the best locations for their self-serve outlets.

Cont'd...

CITY MANAGER'S REPORTS (Cont'd)Self-Serve Gas Stations (Cont'd)

3. Differentiate between self-serve gas "bars", where the only business is dispensing gasoline, self-serves with service bays, and self-serves with other facilities, such as car washes, and control only self-serve gas "bars". The main problem with this solution is that there is no way of ensuring that the attached service bay or other facility is actually used, so that a conversion could be carried out and the service bay, or other facility, never used. It would thus provide a way around controls:
4. Differentiate between lessee and company operated self-serve stations, and control only company operations. This would be exceptionally difficult to implement from a legal point of view. In addition, the leasing costs may be so high as to preclude most lessees from operating self-serves.
5. Differentiate between partial self-serve (with one pump island self-serve, one conventional) and totally self-serve, and control only totally self-serves. This is an attractive possibility, but has one major problem: the oil companies state that this form of conversion is not economic because it retains the high costs of labour, and also requires a console operator for the self-serve portion of the operation, and would not be utilized.
6. Allow all oil companies to bring their total numbers of self-serves up to a maximum fixed by the company presently with the most self-serves, and then stop all further conversions. One company currently has 16 stations; to allow all other companies to reach this total, would permit 84 more self-serves among the larger oil companies alone, and increase the percentage of service stations in the City to over 40 per cent.
7. In order to specify a limit on the number of self-serve gas stations it is clear that a number rather than a percentage should be given. However, a number would not necessarily account for differences in the size of companies. To overcome this, a method of control is proposed that fixes the number of self-serves at 15 per cent for each company, and calculated from that company's total service stations on 1st April 1975. Reduction in total numbers after that date would have no effect on the number of self-serves permitted, thus eliminating any encouragement of retention of marginal gas stations. Certain other provisions are included so as to be equitable to smaller companies.

The Automotive Retailers' Association agree with limitation of self-serves to 15 per cent of each company in this way.

An appropriate By-law amendment which would achieve this objective will be drawn up.

In summary this amendment will do several things:

- i) It will define "conventional gasoline service stations" and "self service gasoline service stations" as different uses, so that conversion to self-serve becomes conversion to a different use, and thus requires a development permit.
- ii) Governing the issuance of a development permit, control is exercised so that a permit is only issued if the company concerned has less than its prescribed number (equal to 15 per cent of its total stations on 1st April 1975). This list of totals is to be filed with the City Clerk. A copy is also attached to this report.

In addition, in order not to exclude small companies from the market altogether, where a company has a total of six or less gas stations (that is, where 15 per cent is not equal to one station) a company would be permitted to have one of its stations as a self-serve. If a company has only one self-serve station, that would not be permitted to be a self-serve.

Companies would also have to demonstrate that they were not subsidiaries of other oil companies, to prevent companies circumventing the restrictions by setting up subsidiary companies.

Cont'd....

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CITY MANAGER'S REPORTS (Cont'd)

Self Serve Gas Stations (Cont'd)

The net effect of the adoption of such a by-law amendment, if all possible options were taken up, even by companies currently expressing no interest, would be to permit another nine self-serve gas stations in the City of Vancouver. These would be permitted to the following companies:

<u>Company</u>	<u>Number of additional self-serves:</u>
Gulf Oil Canada	3
Home Oil Ltd.	2
Pacific Petroleum Ltd.	2
Imperial Oil Ltd.	1
Union Oil Co.Ltd.	1

All of these companies currently have less than 15 per cent of their stations as self-serves.

The following companies would not be permitted any more self-serve gas stations, since they all exceed 15 per cent now:

Shell Canada, Standard Oil, Texaco Canada,  
Econo (Hi-Way Petroleum Ltd.) and Mohawk Oil.

A list showing the current situation is attached to this report.

Recommendations

It is RECOMMENDED that the Director of Planning be authorized to make application to amend the appropriate by-law (i) to make self-serve gasoline retailing a different use from conventional gasoline retailing, and (ii) to control the numbers of self-serve stations through the development permit process.

It is further RECOMMENDED that the Director of Planning be authorized to reassess the gasoline retailing situation after a period of one year, and to report to Council at that time."

The City Manager RECOMMENDS approval of the above recommendations."

Council had previously agreed to hear delegations from the following companies on this matter.

Shell Canada Ltd.

Mr. S.T. Dawes, Senior Marketing Representative, addressed Council and submitted a brief urging that Council reverse its previous decision to limit the number of self-serve gas stations in the City.

Imperial Oil Ltd.

Mr. C.G. Hanna, Development Manager, spoke to his brief which urged Council to rescind its previous motion to limit the number of self-serve gas stations in the City.

Standard Oil Co., of B.C. Ltd.

Mr. W.J. Walmsley submitted a brief and supported the position taken by the two previous representations.

Gulf Oil Canada Ltd.

Mr. D.J. Sharp addressed Council and also spoke in support of the position taken by the three previous delegations.

Texaco Canada Ltd.

Mr. A.R. Cooper submitted a brief and stated his Company would also request that Council reverse its previous decision to limit the number of self-serve gas stations in the City.

Cont'd....

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CITY MANAGER'S REPORTS (Cont'd)

Self Serve Gas Stations (Cont'd)

Mr. Jenkinson, Associate Director, Research and Information, Planning Department, spoke to the City Manager's report and answered questions from Council.

MOVED by Ald. Harcourt

THAT the Director of Planning be authorized to make application to amend the appropriate by-law:-

- (i) to make self-serve gasoline retailing a different use from conventional gasoline retailing, and
- (ii) to control the numbers of self-serve stations on the basis of 15% for each company; this percentage to be expressed in numbers and calculated from each company's total service stations as of April 1, 1975. This limitation to be adjusted as per Appendix II of the City Manager's report, with respect to smaller companies.

FURTHER THAT the Director of Planning re-assess the gasoline retailing situation after a period of one year, and to report to Council at that time.

- (carried)

MOVED by Ald. Volrich (in amendment)

THAT the words "one year" be deleted and the words "six months" be substituted in the foregoing motion.

- LOST

(Ald. Bird, Boyce, Harcourt, Marzari, Rankin and Sweeney opposed.)

The amendment having LOST, the motion of Alderman Harcourt was put and CARRIED.

(Ald. Bowers and the Mayor opposed)

At this point, Council again varied the Agenda to consider the following:

UNFINISHED BUSINESS (Cont'd)

Issuance of Additional Taxi Licenses.

Council, on April 8, 1975, deferred consideration of the report from the Vehicles for Hire Board, dated March 19, 1975, to permit the hearing of delegations from the Vancouver Taxi Cab Owners' Association and the Greater Vancouver Taxi Drivers and Employees' Association.

Mr. J. Dawson, Vancouver Taxi Cab Owners' Association, addressed Council and submitted a brief putting forward his Association's arguments against the Board's recommendation for increased taxi licenses and an increase in the license fee.

Mrs Jean Wood, Vice President, Greater Vancouver Taxi Drivers and Employees' Association, spoke in opposition to the Board's recommendation that 25 non-transferable licenses be issued to drivers with more than two years experience in Vancouver who hold a current taxi driver's license, and do not own any interest in any other cab or cabs.

Cont'd....

Regular Council, April 15, 1975. . . . . 6.

UNFINISHED BUSINESS (Cont'd)

Issuance of Additional  
Taxi Licenses (Cont'd)

MOVED by Ald. Bowers

THAT consideration of the Board's recommendations in this matter be deferred to the next meeting of Council on April 22, 1975.

- CARRIED UNANIMOUSLY

The Council recessed at 4.00 p.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in open council in the Council Chamber, at 4.40 p.m.

Western Outboard -  
Area 10 - False Creek.

Council, on March 18, 1975, when considering a report of the Standing Committee on Planning and Development, dated March 4, 1975, deferred consideration of this report for three weeks, pending submission of a report, through the City Manager, from the officials involved, on the background of this whole matter, legal and planning implications and current status of negotiations with Western Outboard Marine Ltd.

Council also resolved that Western Outboard Marine Ltd., be invited to appear before Council when this matter was again considered, if it so desired.

The City Manager, under date of April 7, 1975, submitted the following report from the involved officials:

" Vancouver City Council passed the following motion at its meeting on March 18, 1975:

'THAT the report of the Planning and Development Committee dated March 4, 1975, on the matter of Western Outboard Marine Ltd., be deferred for further consideration by Council in three weeks' time, and in the meantime, the City Manager submit a report from the officials involved giving the background to this whole matter, legal and planning implications and current status of negotiations with Western Outboard Marine Ltd.'

The Director of Legal Services reports as follows:-

"The question of legal implications arises presumably out of the fact that Western Outboard, through its representatives, has indicated that if it doesn't achieve the desired concessions from City Council with respect to lease areas, it will proceed with the law suit against the City involving a number of issues.

These appear to be as follows:-

1. The agreement between the City and Western Outboard of January 17, 1973, was for the period of one year and since the City had not come to any permanent arrangement with regard to the purchase of Block "K" or lease of the alternative site the agreement became void and the waiver contained therein had no effect.

Our position is that this argument would not succeed.

2. Western Outboard claims to have a legal right to water access and riparian rights. Our position is that if there is a right of access and riparian rights these are of such limited scope that they would be of little use to the company as far as development of marine activities is concerned and also we are of the opinion that as matters presently stand the company would not be denied any alleged riparian rights.

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Western Outboard -

Area 10 - False Creek. (Cont'd)

3. The Company alleges that it will proceed to develop its property according to the original development application which received approval but was not issued. This cannot be done as over a year has expired and approval can no longer be granted in view of the rezoning of the area. The company does not have a legal right to force issuance of the development permit or claim damages for failure to do so.

In summary, we are of the opinion that while the company may endeavour to pressure the City by threats of legal action there is no indication that if action was commenced the company would be successful."

The Supervisor of Property & Insurance reports as follows:-

"The City of Vancouver purchased the False Creek land from the Provincial Government in August, 1969, for approximately 1.98 Million Dollars, subject to existing leases and agreements. The leases were undertaken by the Property and Insurance Office effective January 1st, 1970.

At that time, new rental agreements were entered into on a month-to-month basis pending decisions on the future development of the False Creek Area.

In the West end of the Creek, (Area 10), there were two major tenants of the City -- Giroday Sawmills and Harold Clay. In addition, there were two major land owners, with approximately 1.0 acre each -- J.T. Devlin, (Parcel J) and Giroday Sawmills, (Parcel K).

The Supervisor of Property & Insurance was in negotiation with Giroday Sawmills who wished to develop their land in conjunction with a long-term lease of the adjoining City land for the purpose of developing a hotel/marina complex.

When they were unable to obtain a long-term lease from the City, they sold their land to Western Outboard Co. Ltd., who were under extreme pressure to enlarge their operation at the S. E. corner of 2nd Avenue and Fir Street.

Mr. Giroday had told them that they had riparian rights on the land and apparently gave no indication of the heavy involvement of the City by recent ownership of the land between Parcel K and the water.

Western Outboard proceeded with plans for development of their land up to the point of having their permit approved, but not issued, in March, 1972.

The Director of Planning welcomed the proposed development, but due to the pending redevelopment of the False Creek lands in the area, he requested a delay of one year and had Council instruct the Supervisor of Property & Insurance to negotiate an interim arrangement which would allow Western Outboard to function until their ultimate location in Area 10 could be decided, from the pending Thompson, Berwick, Pratt and Partner's report on the development of the Creek.

The Supervisor of Property & Insurance negotiated an agreement based upon the City constructing a building to enable them to service their customers provided that they agreed to sell their Parcel K to the City, obtain a long-term lease on an alternate, similar size piece of land in Area 10 within one year, plus have equivalent water access and a lease of adjoining water for servicing and display of boats.

The construction of this temporary building by the City was predicated on a maximum price of \$30,000.00 with a leaseback based upon the capital cost and also on the condition that Western Outboard would waive all claims against the City for disruption or delay.

The Thompson, Berwick, Pratt and Partner's Report recommended that the Western Outboard development be relocated against the Granville Bridge on the approximate site then occupied by Harold Clay. Western Outboard did not want to move into this location as they felt that the site was less desirable from the viewpoint of danger from objects falling off of the bridge, lack of light, and poorer foundation conditions.

UNFINISHED BUSINESS (Cont'd)

Western Outboard - Area 10 -  
False Creek. (Cont'd)

Harold Clay was a month-to-month occupant of the area who had been given notice in March, 1973, to vacate the site by October 31, 1973. However, because of the lack of suitable moorage being available, Mr. Clay, with an organized group of tenant boat owners and live aboards, managed to delay his vacancy for a full year, during which time he paid no rental to the City but continued collecting rent from his tenants. He left voluntarily upon payment of approximately \$20,000.00 in the form of cash and forgiveness of rent to the City.

In the meantime, Western Outboard had been pressing to obtain their alternate site and proceed with their expansion and proposed development, which has yet to materialize. They now state that their minimum requirements to operate in Area 10 would be an additional 30,000 square feet of land above the size of their present site, plus 2.88 acres of water being leased to them for marina use and boat selling and servicing purposes.

Based on a report from the False Creek Development Consultant, Mr. Sutcliffe, the Civic Planning & Development Committee had resolved that Western Outboard would exchange their Parcel K, plus obtain a lease on an additional 30,000 square feet of land and lease a maximum of 2 acres of water. Council reduced this to a maximum of 1.3 acres of water.

Recently, subsequent further meetings resulted in the Planning and Development Committee recommending that Western Outboard be given land in the alternate location on a land exchange basis, lease of additional City land plus a lease of 2.3 acres of water measured at high tide, and the development being carried out in accordance with a general plan and model of Western Outboard's proposed development. The proposal contained an elevated public walkway containing a restaurant and ramp out over the water, with the water area to be measured at low tide. The matter of the calculation and location of the water area is now being looked at by the Director of Planning.

The re-alignment of the seawall now under construction has not been agreed to by the City Engineer as his funds have already been spent on dredging, filling, rip rap, pile driving, and walkway. His schedule to finish by May 31, 1975, cannot be delayed if he is to obtain the Federal funding through Winter Works money. Therefore, any change would be made only if all costs were to be borne by Western Outboard.

The Standing Committee on Planning & Development, on March 4, 1975, recommended:-

"THAT Western Outboard be granted a lease of a total of 2.3 acres of water, including City-owned water; the City would support an application by Western Outboard for a lease of the balance of the 2.3 acres from other levels of government.

FURTHER THAT the matter of the designation of the 2.3 acres of water be referred to the city officials to work out with Western Outboard."

And:-

"THAT in the negotiations for the City-owned water, there be an understanding that the realignment of the walkway proposed by Western Outboard will be carried out and maintained at their expense."

City Council, On March 18, 1975, in consideration of the March 4th, report of the Committee, resolved in general that a report giving the background to the whole matter along with legal and planning implications and current status of negotiations be reported in three weeks and further that Western Outboard Marine Ltd. be invited to appear before Council if it so desires.

Then, on March 25, 1975, Council approved a report submitted by the Development Consultant, the Director of Planning, and the City Engineer, wherein it was recommended,



UNFINISHED BUSINESS (Cont'd)

Western Outboard - Area 10 -  
False Creek. (Cont'd)

"THAT

- (a) the proposed amendment to the Harbour Headline in False Creek, as illustrated on Plan LC570, be approved;
- (b) the City Engineer be authorized to make application to the National Harbours Board accordingly and be authorized to arrange for the carrying out of the necessary surveys as soon as possible; and
- (c) the Supervisor, Property and Insurance, and the Development Consultant be authorized to negotiate with the Provincial and Federal Governments to obtain the necessary leases of the Water area and to report back to City Council."

It is noted that Clause (c) above conflicts with the recommendations of the Standing Committee on Planning & Development on March 4th, 1975, that the City would only 'support' an application by Western Outboard for a lease of the balance of the 2.3 acres from other levels of government'. This would, however, provide control of the water area if the City was the head lessee.

The Supervisor of Property & Insurance will be unable to conclude negotiations until agreement is reached by all parties as to the plan for development and a precise delineation of the land and water available for rental.

The Director of Planning reports as follows:

The Planning Department has been involved in the many aspects related to the future of Western Outboard in Area 10. At the present time, an Area Development Plan for Area 10 is being prepared for submission to Council in the near future. "

The City Manager submits the foregoing report of the Director of Legal Services, the Supervisor of Property and Insurance and the Director of Planning to Council for INFORMATION. "

Mr. E. Paul, Western Outboard Marine Ltd., addressed Council and requested clarification from Council of the amount of water area to be leased to Western Outboard. He stated that his Company personally required space for one hundred (100) boats to operate their sales and service business in False Creek. However, the development proposal calls for one hundred and thirty (130) spaces and is based on the Company's projected need within three years. He further stated that the Committee's recommendation that Western Outboard be granted a lease of a total of 2.3 acres of water, would not be an acceptable proposal if this acreage were measured at high tide.

MOVED by Ald. Cowie

THAT

- (a) Western Outboard be granted a lease of a total of 2.3 acres of water at low tide, including City-owned water;
- (b) The designation of this 2.3 acres of water at low tide be determined by the appropriate City officials after consultation with Western Outboard;
- (c) It be noted, in any further negotiations with the Company, that the realignment of the walkway proposed by Western Outboard will be carried out and maintained at their expense.

UNFINISHED BUSINESS (Cont'd)Western Outboard - Area 10 -  
False Creek. (Cont'd)

- (d) The Supervisor of Property and Insurance and the Project Manager, False Creek, be authorized to negotiate with the Provincial and Federal governments to obtain the necessary leases of the balance of the required water areas, and to report back to City Council.

- CARRIED

(Ald. Bowers, Boyce and Kennedy opposed)

Report from Special  
Committee re Langara.

Council, on February 25, 1975, established a Special Committee of Council re Langara Golf Course. This Committee consists of Alderman Sweeney (Chairman), Alderman Boyce and Alderman Marzari.

The Special Committee submitted a report to Council, dated March 27, 1975, setting out its efforts to obtain Provincial and Federal contributions towards the \$4.5-million owing by the City on Langara Lands. Alderman Sweeney, Chairman, speaking to the report, stated that all efforts to date to obtain either Federal or Provincial funding had proved fruitless.

Council also noted a letter dated April 3, 1975, from the Minister of State Urban Affairs, addressed to Alderman Sweeney, advising that 'it would not be possible for CMHC to participate in the acquisition of this land without the potential of a housing content'.

The Committee submitted the following recommendations for Council's consideration:

1. THAT Council reaffirm its motion of February 25, 1975, to proceed with sale of two acres of Langara to the Y.M.C.A. for use as a Community Swimming Pool, and three acres to the Provincial Government for a Community Park.
2. THAT the City proceed with a plebiscite to obtain the \$3.375-million required for balance of purchase funds for Langara, date of such plebiscite to be determined by Council.
3. THAT the Special Committee of Council re Langara continue its efforts to obtain further Provincial and Federal funding.

Cont'd.....

UNFINISHED BUSINESS (Cont'd)Report from Special  
Committee re Langara (Cont'd)

MOVED by Ald. Sweeney

THAT recommendation 1 of the Committee be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney

THAT recommendation 2 of the Committee be approved.

- LOST

(Ald. Bowers, Cowie, Harcourt, Rankin, Volrich and  
the Mayor opposed)

MOVED by Ald. Kennedy

THAT recommendation 3 of the Committee be approved.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Marzari, Rankin,  
Volrich and the Mayor opposed)

MOVED by Ald. Harcourt

THAT the application of the Director of Planning to re-zone the south-side of 49th Avenue between Cambie and Ontario Streets, from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District previously considered at a Council Public Hearing on February 20, 1975, be approved, with CD-1 by-law restricting the development as follows:

1. Uses

- (a) Apartment buildings
- (b) Town houses
- (c) Retail stores catering to the day-to-day needs of residents of the local neighbourhood (4,000 square feet)
- (d) Park or playground
- (e) Golf Course
- (f) Recreational facility (Y.M.C.A.)
- (g) Comprehensive educational development (Vancouver City College)
- (h) Off-street parking and loading
- (i) Buildings or uses customarily accessory to the above uses

2. Floor Space Ratio

The Floor Space Ratio, including all ancillary use, not to exceed the following:

- (a) Family housing  
0.50
- (b) Senior citizens housing  
0.75
- (c) Housing for young marrieds  
0.75

(Density of Dwelling Units: The number of dwelling units permitted per acre shall be as prescribed by Council when approving the form of development, but in no event shall they be less than 15 nor more than 43 per acre.)

- (d) Recreational facility (Y.M.C.A.)  
0.50

UNFINISHED BUSINESS (Cont'd)

Report from Special  
Committee re Langara (Cont'd)

3. Height of Buildings

- (a) Housing (all categories)  
The height not to exceed three storeys
- (b) Recreational facility (Y.M.C.A.)  
The height of the building not to exceed 40 feet

And also subject to the following conditions:

The detailed scheme of development to be first approved by the Director of Planning on advise from the Urban Design Panel, having regard to the general conditions set out in the attached report dated November 20, 1974, and such other conditions as determined by Council.

FURTHER THAT the form of housing development on 15 acres of the site be as follows:

7½ acres for market housing at a density of 15 units per acre.

2 acres for senior citizens housing at a density of 15 units per acre.

5½ acres for co-operative housing at a density of 16 units per acre with surface parking.

AMENDED  
SEE PAGE 596

- CARRIED

(Aldermen Boyce, Kennedy and Sweeney opposed)

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COMMUNICATIONS OR PETITIONS

1. Grant Request re Luncheon:  
Canadian Mental Health Association

Council on March 18, 1975, did not approve a request from the Canadian Mental Health Association to host a luncheon with respect to the Association's National Annual Conference to be held in Vancouver this year.

A further letter dated April 1, 1975, was received from the Association requesting that each of the major cities and municipalities in the Lower Mainland contribute \$500.00 towards the luncheon.

MOVED by Ald. Bowers,

THAT no action be taken with respect to this further request from the Canadian Mental Health Association.

- CARRIED UNANIMOUSLY

2. Grant Request:  
B.C. Chess Federation

Council noted a letter dated March 7, 1975, from the B.C. Chess Federation requesting a grant of \$450.00 to cover the costs involved in a chess tournament and classes involving school children and senior citizens.

Reference was made to the chess programs offered in drop-in centres and community centres throughout the City and it was suggested that the organization be in touch with Mr. Marshal Smith, Director of Recreation Services, Park Board.

MOVED by Ald. Bird,

THAT no action be taken with respect to the B.C. Chess Federation's grant request.

- CARRIED UNANIMOUSLY

3. Grant Request:  
X-Kalay Foundation Society

Under date of March 12, 1975, the X-Kalay Foundation Society (Vancouver Branch), submitted the following letter:

"The X-Kalay Foundation Society have entered into a five year lease with Intra Land Corporation Limited for a building and land located at Lot A, Block 44, Subdivision J, District Lot 182, Group 1, N.W.D., Plan 729 (1423 Grant).

We intend to use this property for a Recycling Centre, a Free Store, Our Administrative offices, a teaching centre and whatever community benefit we might create in the future. We are presently negotiating with the Alcohol and Drug Commission for our 1975-1976 funding. We are concerned that the taxes for this property range between \$5,400 to \$7,300. This is quite an expensive item for us being that we are a non-profit entity.

I have spoken with people in the Property Taxes Department of the City and they have informed me that I should request grant monies from the City for these taxes. Kindly accept this letter as the request for some consideration in this matter."

Council was advised that the organization is not eligible for a grant in lieu of taxes under Section 396(c) of the Vancouver Charter and were therefore submitting the foregoing request on the basis of need.

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Grant Request: X-Kalay  
Foundation Society (continued)

MOVED by Ald. Volrich,  
THAT no action be taken on this request by the X-Kalay  
Foundation Society.

(Deferred)

MOVED by Ald. Harcourt,  
THAT this whole matter be deferred until the X-Kalay Foundation  
Society has concluded its negotiations with the Alcohol and Drug  
Commission respecting the organization's funding.

- CARRIED UNANIMOUSLY

4. Grant Request:  
Media Club of Canada

The Council noted a letter from the Media Club of Canada dated  
March 12, 1975, requesting a grant from the Council of \$500.00  
towards the cost of a dinner during the organization's national  
convention to be held in Vancouver this year.

MOVED by Ald. Bowers,  
THAT no action be taken on this request by the Media Club  
of Canada.

- CARRIED UNANIMOUSLY

5. Infill Housing - Strathcona  
'Remaining 39 Lots'

Under date of April 2, 1975, Thompson, Berwick, Pratt & Partners  
submitted the following letter on the matter of infill housing in  
Strathcona:

We have reported our efforts and difficulties in detail to you on February  
18, 1975 regarding Development Permit Application on the above project.  
The Board of Variance finally approved our appeal on March 26, 1975 on the  
"3 houses on 2 lots" proposals. Work is progressing now at top speed to-  
wards construction start.

However, we would like to bring to your attention that the May 1, 1975  
deadline is all but an impossibility to meet because of the arduous and  
complicated sequence of events in securing the Development Permit. As  
you may recall, you amended the Provincial deadline of November 1, 1975  
to May 1, 1975 in November, 1974 in an effort to speed up the process. We  
trust that under the circumstances the original deadline of November 1, 1975  
may be re-considered.

At the present rate of progress, the first 25 units can start construction  
in early June, 1975; the remaining 25 units will probably follow in two  
months barring no further delays in regards to zoning. We shall continue  
to work closely with Mr. H. W. Pickstone, Director of Planning and Mr. A.R.  
Floyd, Zone Leader - Development Permit Group to resolve any such differ-  
ences. Please call me if further clarifications are needed. Thank you for  
your continued interest and attention.

The Council was advised that on November 5, 1974, Council had  
extended the re-purchase option clause of agreement to May 1, 1975,  
rather than extending it to November 1, 1975, as requested by the  
Minister of Housing.

MOVED by Ald. Bowers,  
THAT the re-purchase option clause of agreement be extended  
to November 1, 1975.

(Amended)

MOVED by Ald. Harcourt in amendment,  
THAT the November 1st, 1975, date referred to in Alderman  
Bower's motion be struck, and the date of July 15th, 1975, be  
inserted in lieu thereof.

- CARRIED

(Aldermen Bowers, Boyce, Volrich and the Mayor opposed)

cont'd

Regular Council, April 15, 1975 . . . . . 15.

COMMUNICATIONS OR PETITIONS (cont'd)

Infill Housing - Strathcona  
'Remaining 39 Lots' (continued)

The amendment having carried, the motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the re-purchase option clause of agreement be extended to July 15, 1975."

MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT  
APRIL 11, 1975

Works & Utility Matters  
(April 11, 1975)

The Council considered this report which contains eight Clauses identified as follows:

- Cl. 1: Fire Boat Float
- Cl. 2: Reallocation of Sewers Capital Funds for Sewer Construction Downtown
- Cl. 3: Reallocation of Funds for West End Sewer Construction
- Cl. 4: Sewer Reconstruction on 21st Avenue between Knight and Clark and on 19th Avenue between Main and Sophia
- Cl. 5: Local Improvements by 'Petition'
- Cl. 6: Street Lighting on Mainland Street
- Cl. 7: Tender No. 752 - Broadway Improvement Project
- Cl. 8: Granville Street Pedestrian Transitway - Phase I

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Volrich,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT Clause 3 be referred to the Standing Committee on Finance and Administration for consideration and report.

- LOST

(Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

Local Improvement by 'Petition'  
(Clause 5)

MOVED by Ald. Rankin,

THAT this Clause be approved after amending recommendation (1) of the City Engineer to read as follows:

"(1) the approximate \$650,000 appropriated for renovations to the Old Museums be cancelled but appropriated in the 1976 Budget Estimates."

- CARRIED

(Aldermen Bird, Bowers and Kennedy opposed)

(Underlining denotes amendment)

cont'd....

Regular Council, April 15, 1975 . . . . . 16.

MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters  
(continued)

Street Lighting on Mainland  
Street (Clause 6)

MOVED by Ald. Volrich,  
THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

Tender No. 752 - Broadway  
Improvement Project (Clause 7)

MOVED by Ald. Sweeney,  
THAT the City Engineer, in consultation with the Director of  
Planning, be instructed to reduce the scope of the design to stay  
within the funds presently approved and recommendations A, B and  
C of the City Engineer be therefore approved.

- CARRIED UNANIMOUSLY

Granville Street Pedestrian  
Transitway - Phase I (Clause 8)

MOVED by Ald. Harcourt,  
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(April 11, 1975)

The Council considered this report which contains two  
Clauses identified as follows:

- Cl. 1: Addition to Building at 3945 West 19th Avenue
- Cl. 2: Lease Agreement at Main & Terminal

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Harcourt,  
THAT Clause 1 be received for information and the recommendation  
of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Finance Matters  
(April 11, 1975)

The Council considered this report which contains five  
Clauses identified as follows:

- Cl. 1: Water Street Beautification Program
- Cl. 2: Attendance of Fire Department Analyst  
R. Dumala at N.F.P.A. Conference
- Cl. 3: C.F.M.M. Conference 1975
- Cl. 4: Request from Greenpeace Foundation for  
the Loan of Whale Banners
- Cl. 5: Vancouver Public Library - Six Day Opening  
at Kitsilano and Mount Pleasant Branches

The Council took action as follows:

cont'd....



Regular Council, April 15, 1975 . . . . . 17.

MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters  
(continued)

Clauses 1, 2 and 5

MOVED by Ald. Volrich,  
THAT the recommendations of the City Manager contained in  
Clauses 1, 2 and 5 be approved.

- CARRIED UNANIMOUSLY

C.F.M.M. Conference 1975  
(Clause 3)

MOVED by Ald. Bowers,  
THAT the Mayor, with one other member of Council, be authorized  
to attend the 1975 C.F.M.M. Conference;

FURTHER THAT the City Manager be authorized to attend the  
Canadian Association of Municipal Administrators meeting and the  
1975 C.F.M.M. Conference.

(Amended)

MOVED by Ald. Cowie in amendment,  
THAT reference to "one" Alderman referred to in Alderman  
Bowers' motion be struck and "three" be inserted in lieu thereof.

- CARRIED

(Aldermen Bowers, Rankin and Sweeney opposed)

The motion as amended and reading as follows was put and  
CARRIED UNANIMOUSLY:

"THAT the Mayor, with three other members of Council, be  
authorized to attend the 1975 C.F.M.M. Conference;

FURTHER THAT the City Manager be authorized to attend the  
Canadian Association of Municipal Administrators meeting  
and the 1975 C.F.M.M. Conference."

Request from the Greenpeace Foundation  
for the Loan of Whale Banners (Clause 4)

MOVED by Ald. Cowie,  
THAT the request of the Greenpeace Foundation for the loan of  
whale banners be granted and the City Engineer be instructed to  
install banners on City streets in the Jericho area at no cost  
to the organization up to an installation cost of \$500.00.

- LOST

(Aldermen Bird, Bowers, Boyce, Kennedy, Sweeney and  
Volrich opposed)

MOVED by Ald. Harcourt,  
THAT the request of the Greenpeace Foundation for the loan  
of whale banners as stated in the report be granted and the City  
write off any banners which may be lost, stolen or damaged.

- CARRIED UNANIMOUSLY

Regular Council, April 15, 1975 . . . . . 18.

MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters  
(April 11, 1975)

The Council considered this report which contains three Clauses identified as follows:

- Cl. 1: Acquisition for Public Housing for Single People Site 'B' - N/S Cordova between Jackson and Princess Streets - 500 Block East Cordova Street
- Cl. 2: Establishment of S. 6' of Subdivisions 8 and 14 of S½ of Lot 86, THSL, Plan 1720 for Highway Purposes - N/S Adanac and East of Rupert Street
- Cl. 3: Rental Review - 242 Terminal Avenue

The Council took action as follows:

Clauses 1 to 3

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

N.I.P. Allocation - Tree  
Planting (Cedar Cottage)

The City Manager under date of April 7, 1975, submitted the following report:

"The Director of Planning reports as follows:

'The Cedar Cottage N.I.P. Concept Plan as approved by City Council on November 12, 1974 and subsequently by the senior levels of government stated that one of the priorities of Neighbourhood Improvement in this area is "To upgrade the general appearance and living environment of the area". Consequently an allocation of \$315,000.00 was included in the plan for Beautification and Public Use Areas with the intent of using some of the funds made available under N.I.P. for this purpose. (This sum was later included in the Recreation allocation.)

Commercial Street between 18th Avenue and 22nd Avenue was once an active commercial area but there has been some deterioration over the years and the area is now characterized by mixed industrial, service, commercial and residential uses. The present zoning is Commercial (C-2) and light industrial (M-1). The street lies very near the centre of the Cedar Cottage N.I.P. area and the tree planting proposal was initiated by the N.I.P. Committee during the Planning Stage of the N.I.P. program. Preliminary letters were mailed to all concerned owners on October 2, 1974.

Since the street is zoned for commercial and industrial uses it is not eligible for the normal residential street tree planting program carried out by the Parks Board. Hence the necessity to use N.I.P. funds for this project. The total cost of the project is estimated at \$4,400.00. Of this cost, the abutting property owners and businesses are prepared to contribute approximately \$240.00.

At its regular meeting of March 19, 1975 the Cedar Cottage N.I.P. Committee passed the following resolution:

cont'd....

Regular Council, April 15, 1975 . . . . . 19

MANAGER'S AND OTHER REPORTS (cont'd)

N.I.P. Allocation - Tree Planting  
(Cedar Cottage) (continued)

"That the Cedar Cottage N.I.P. Committee recommends that City Council be asked to approve the allocation of \$3,900.00 towards the purchase of 51 Linden trees for planting on Commercial Street between 18th Avenue and 22nd Avenue. And, further, that Council be asked to approve a sum of money not in excess of \$500.00 to meet the balance of costs not contributed by the abutting owners and businesses for cutting and topping off holes for these trees."

The Director of Planning agrees with this resolution and recommends:

That \$4,200.00 be allocated from the Recreational Account of the Cedar Cottage Neighbourhood Improvement Program for purposes of planting 51 Linden trees along both sides of Commercial Street between 18th Avenue and 22nd Avenue with the understanding that a further \$240.00 will be contributed by the abutting property owners and businesses.'

The City Engineer has reviewed this report and concurs.

The City Manager RECOMMENDS approval of the recommendation of the Director of Planning."

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee  
on Planning and Development,  
April 3, 1975

The Council considered this report which contains two Clauses identified as follows:

- Cl. 1: False Creek - Use of a Portion of Area 6 for an On-the-Water Boat Show
- Cl. 2: RT-2 Zoned Land

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce,

SECONDED by Ald. Kennedy,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

Regular Council, April 15, 1975 . . . . . 20

BY-LAWS

1. BY-LAW RELATING TO THE USE  
OF RAILWAY WHISTLES (Railway  
Anti-Whistling)

MOVED by Ald. Bird,  
SECONDED by Ald. Marzari,  
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Cowie opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments it was

MOVED by Ald. Bird,  
SECONDED by Ald. Marzari,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Cowie opposed)

MOTIONS

- A. Closing, Stopping Up and Conveyance  
of Land - East of Cassiar Street  
between Adanac and Lane south of Adanac

MOVED by Ald. Bird,  
SECONDED by Ald. Sweeney,  
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) Portion of the road dedicated by the deposit of Plan 12251 adjacent to Lot "A", Sections 26 and 27, Town of Hastings Suburban Lands, Plan 12251, is surplus to the City's highway requirements;
- (3) City-owned said Lot "A" and the portion of road to be closed are to be conveyed to Her Majesty The Queen in Right of the Province of British Columbia for a housing development;

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of Plan 12251 lying between the productions easterly of the northerly and southerly limits of Lot "A", Sections 26 and 27, Town of Hastings Suburban Lands, Plan 12251, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated February 28, 1975, and marginally numbered LF 7241, a print of which is hereunto annexed, be closed, stopped up and conveyed to Her Majesty The Queen in Right of the Province of British Columbia; and

BE IT FURTHER RESOLVED THAT the hereinbefore described closed road be subdivided with the adjacent property.

- CARRIED UNANIMOUSLY

Regular Council, April 15, 1975 . . . . . 21.

MOTIONS (cont'd)

- B. Establishment of Land for Highway Purposes - N/S Adanac and East of Rupert Street

MOVED by Ald. Bird,

SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver is the registered owner of the South 6' of each of Subdivisions 8 and 14, South half of Lot 86, Town of Hastings Suburban Lands, Plan 1720;

AND WHEREAS it is deemed expedient and in the public interest to establish the above described lands as highway;

THEREFORE BE IT RESOLVED THAT the South 6' of each of Subdivisions 8 and 14 of the South half of Lot 86, T.H.S.L., Plan 1720, be and the same are hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY

- C. Local Improvement Project: Sidewalk - S/S Lagoon Drive between Haro & Robson

MOVED by Ald. Bowers,

SECONDED by Ald. Marzari,

THAT WHEREAS on April 23, 1974, Council passed a By-law dealing with various improvements in the West End;

AND WHEREAS this included on the City's initiative the provision of a sidewalk on the south side of Lagoon Drive between Haro Street and Robson Street;

AND WHEREAS several nearby residents are strongly opposed to this sidewalk, since it would interfere with the boulevard lawn that they have installed and maintained on that side of the street (with the consent of the then Mayor and City Engineer);

AND WHEREAS there is a sidewalk on the north side of the street, which would be the preferred side for pedestrians to walk, and there is no operational need for the additional sidewalk on the south side (no doors of residences face it);

AND WHEREAS the City Engineer assures me that there is still opportunity to stop the construction of the sidewalk, thus saving money both for the City and the local residents and preserving the boulevard lawn;

THEREFORE BE IT RESOLVED THAT the aforesaid sidewalk not be proceeded with, and that the Director of Legal Services be asked to bring in an amendment to the By-law of April 23, 1974, accordingly.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt -  
Fire By-law Upgrading

advised that he had received a letter from the Rental Housing Council of B.C. requesting to appear before Council with respect to timing and cost implications of upgrading apartment buildings.

MOVED by Ald. Harcourt,  
SECONDED by Ald. Rankin,

THAT Council agree to hear the delegation from the Rental Housing Council of B.C., and arrangements be left with the City Clerk.

- CARRIED

(Aldermen Bird and Cowie opposed)

- - - - -

The Council adjourned at approximately 6:00 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular Council Meeting  
of April 15, 1975, adopted as amended on April 22, 1975.

*A. Phillips*  
MAYOR

*B. H. Little*  
CITY CLERK

WORKS AND UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Fire Boat Float

The City Engineer reports as follows:

"At its meeting on January 21, 1975, Council authorized repairs to the Fire Boat Float at an estimated cost of \$12,500. Repairs were urgently required and approval was given prior to the approval of the 1975 Revenue Budget. Repairs were initiated and it was then found necessary to do much more work than originally anticipated. Test hole results and other work in the area indicated that steel piles could be driven to a sufficient depth to meet structural requirements. However, the required penetration could not be obtained by driving and it was necessary to pour concrete collars around the pile bases to properly secure them. Concrete forming and pouring was 35' below the water surface and involved considerable preparation. The additional work has cost \$7,100 and is now completed.

I RECOMMEND that the Basic 1975 Revenue Budget appropriation 7595/946, approved for repairs to the Fire Boat Float, be increased by \$7,100."

The City Manager RECOMMENDS that the foregoing be approved.

2. Reallocation of Sewers Capital Funds for Sewer Construction Downtown

The City Engineer reports as follows:

"The 1972 Sewers Capital Program provided funds for sewer reconstruction in the lane West of Seymour between Smithe and Georgia Streets. However, in order to fit this work to the overall program for sewer construction in the Downtown area, this work should be deferred until later in the construction program. In the meantime, the funds should be transferred to the account for sewer separation in the downtown area.

I RECOMMEND that \$80,000 be transferred from Sewers Capital Account 118/5702, 'Lane West of Seymour-Smithe to Georgia' to Sewers Capital Account 111/6218, 'Sewer Separation Downtown-Burrard to Columbia' in order to provide continuity in the construction program."

The City Manager RECOMMENDS that the foregoing be approved.

3. Reallocation of Funds for West End Sewer Construction

The City Engineer reports as follows:

"At the time the 1974 Sewers Capital Program was established it was anticipated that sewer construction work would be required in False Creek Redevelopment Area 10 before the end of the Budget period and funds were provided accordingly. However, it has now been determined that no sewer construction will take place in Area 10 during this Budget period. In order to maintain continuity in our sewer construction program, the \$400,000.00 appropriation for False Creek Area 10 should be transferred into our account for sewer separation work in the West End.

I RECOMMEND that \$400,000.00 be transferred from Sewers Capital Account 112/1505, 'False Creek Area 10', to Sewers Capital Account 112/6301, 'Sewer Separation in the West End-1974' in order to provide continuity in our construction program."

The City Manager RECOMMENDS that the foregoing be approved.

4. Sewer Reconstruction on 21st Avenue between Knight and Clark and on 19th Avenue between Main and Sophia.

The City Engineer reports as follows:

"Recent collapses at the wye connections and subsequent repair work

Manager's Report, April 11, 1975 . . . . . (WORKS - 2)

Clause 4 Cont'd

and inspection indicate that the sewers on the following two streets are in very poor condition:

- a) 21st Avenue between Clark and Knight;
- b) 19th Avenue between Main and Sophia.

The estimated cost of reconstructing these two sewers is \$88,000.

I RECOMMEND that \$88,000.00 be appropriated from Sewers Capital Budget Account 112/2001, 'Local Sewers in Champlain Heights Areas E & F', as no sewer construction will be done in Champlain Heights during the 1974 Capital Budget period."

The City Manager RECOMMENDS that the foregoing be approved.

5. Local Improvements by "Petition"

The City Manager submits the following reports of the City Engineer and Director of Finance:

"First Step (City Engineer's report)

- Petitions for - Pavements and Curbs (higher zoned)
- Pavements and Curbs (local residential)
  - Lane Pavements (residential standard)
  - Lane Pavements (higher zoned)
  - P.C. Concrete Sidewalks
  - P.C. Concrete Sidewalks on School Collector Streets

sufficiently signed by affected property owners have been forwarded to me by the City Clerk. As required by the Local Improvement Procedure By-Law, I have to advise that it is feasible and desirable to undertake the projects as Local Improvements. The projects are shown on the attached schedule dated March 21st, 1975.

Funds for the City's share of these projects are not available in the current Five-Year Plan and have been requested from the 1975 Supplementary Capital Budget. In this regard it should be noted:

a. That the amount provided in the 1971-75 Plan for Local Residential Streets was recommended by the Technical Planning Board with the notation, 'It is anticipated that the petitions .... may exceed the funds recommended by 10%-15%.' The need for some supplementary funds was thus part of the planning from the beginning.

b. That the amounts recommended by the City Engineer for these types of work in 1971-75 were reduced during review by a total of \$1,010,000, approximately the present shortage.

These 177 projects arise from petitions which have been circulated and signed by some 2,500 property owners willing to pay their share and wishing to participate in the City's on-going programs to improve local streets and lanes. They represent a great deal of time and effort by the 177 citizens who undertook to gather the necessary support. These petitions were submitted between July of 1974 and mid-January 1975. Complaints are already received about waiting up to a year for the work to be done and it would be most unfortunate if these petitions could not be honoured this summer.

The people of the two Neighbourhood Improvement areas, Kitsilano and Cedar Cottage, are being encouraged by the Local Planning Staffs to improve their neighbourhoods by participating in the City-wide programs as well as by the projects funded through N.I.P. Eleven of the petitions are from within these two areas.

If the Local Improvement Procedure is not started now, there will not be time to go through the required steps and do the work this season. Starting now does not finally commit Council to undertake the work.

It should be pointed out that if these works are advanced through the local improvement steps now and the work then delayed the property owners may not be

Cont'd . . .



Manager's Report, April 11, 1975 . . . . . (WORKS - 3)

Clause 5 Cont'd

charged more than 10% over the present estimates and the City would have to absorb any price increase in excess of 10% unless these projects were re-advanced to a further Court of Revision."

Second Step (Director of Finance's report)

"In accordance with the provisions of the local improvement procedure by-law, I am submitting the City Engineer's report dated April 4, 1975.

The estimated total cost of these improvements is \$1,599,990 and the City's share of the cost is \$990,122.

I have to report that the necessary financial arrangements can only be made in 1975 to carry out this work at the cost of other projects which may or may not have higher priority than the Curb and Gutter Program. The cost is over and above Streets funds available under the 1971-75 Five Year Plan and to do the work this year they would have to be provided from the 1975 Supplementary Capital Budget or from some other available source. The 1975 Supplementary Capital Budget, while it has not yet been reviewed and approved by Council, has been fully committed in the sense of items either approved by Council, approved in principle, or to be recommended to Council. This is based on a 1½ mil capital levy to be included in the 1975 general purposes taxes, in accordance with previous policies. If Council approved an increase in the 1½ mils, then presumably these Streets projects could compete with other Capital items for a share of that excess over 1½ mils.

The City Engineer wishes these projects to proceed to the Court of Revision and it should be pointed out that he will be recommending further projects for a slightly later Court.

In view of the urgency expressed by the City Engineer regarding the above local improvement I have examined the status of certain capital funds and have to advise that financial arrangements can be made to carry out the work in the following way.

I RECOMMEND that:

- 1) the approximate \$650,000 appropriated for renovations to the Old Museum be cancelled (to be replaced in 1976 if appropriate),
- 2) that the remaining approximate \$211,000 in capital funds subject to varying be shifted to Streets Capital fund (this requiring Council to pass a varying bylaw),
- 3) that the remaining funds in the Georgia Viaduct fund (approximately \$225,000) be diverted to the Streets Capital fund (this requiring Council to pass a diverting bylaw),
- 4) that the approximate \$1,086,000 of funds realized above be appropriated for the City's share of the local improvements proposed in this report plus the smaller program forthcoming within approximately the next month."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- A. The reports of the City Engineer and the Director of Finance be adopted together with the details of the Second Step report on file in the City Clerk's office.
- B. The following streets be declared as School Collector Streets for the purpose of Part I of the Local Improvement Procedure By-Law:
  - Pentiction Street, 19th Avenue to 20th Avenue
  - 39th Avenue, Ross Street to lane east of Ross Street
- C. The City-owned parcels shown on the list attached to the detailed Second Step report for the Local Improvement projects be declared assessable.

Clause 5 Cont'd

- D. The projects listed in the attached schedule dated March 21, 1975 be brought before the Court of Revisions scheduled for 7:30 PM Tuesday May 6, 1975."

NOTE: (REQUIRES TWO-THIRDS AFFIRMATIVE VOTE OF ALL COUNCIL MEMBERS PRESENT.)

6. Street Lighting on Mainland Street

The City Manager submits the following report of the City Engineer:

"On February 24, 1975, a letter from Laurelton Investments Ltd. was circulated to Council objecting to the terms of a proposed agreement which were approved by Council on February 11, 1975, respecting six special street lights installed by the Company on the east side of Mainland Street between Smithe Street and Nelson Street. The Company states that because they incurred considerable expense installing the special street lights, the City should reimburse them for the normal City's contribution towards a local improvement for standard street lighting and that the City should pay for all the annual operating costs.

The terms recommended to Council are that the owners pay all installation costs which the Company indicates were in excess of \$10,000 and annually pay the costs of energy and maintenance which are in excess of the costs for standard "business zone" street lighting as estimated by the City Engineer. These terms are in accordance with Departmental policy.

The estimated cost for installing standard street lighting project is \$4200 of which the City's share would be \$630. Under a local improvement, the owners on the west side would have been assessed half of the remaining costs, but because the Company proceeded without a local improvement, the owners on the west side cannot be assessed.

The estimated annual operating costs for six street lights based on 1975 costs are as follows:

	<u>Special Lighting</u>	<u>Standard Lighting</u>	<u>Difference</u>
Energy Costs	\$450	\$220	\$230
Maintenance Costs	\$270	\$100	\$170
Total	\$720	\$320	\$400

During the construction of the building, negotiations for street lighting were made on behalf of Laurelton Investments Ltd. by their architect and consulting electrical engineer. They were told that standard street lighting could be installed in approximately 10 months and how the costs would be shared under a local improvement or under a special agreement which they were considering. The owners wanted to proceed on special arrangements to have the lighting in operation when the building was opened and to have more decorative light standards instead of the standard street lights.

At the conclusion of the negotiations when the proposed design was accepted the owner's representatives agreed to the terms which have been approved by City Council. This was not confirmed by the owner in writing. After discussing the requests in their letter and the City's policy, the Company was not satisfied and asked that their request be referred to City Council.

I RECOMMEND that the Laurelton Investments Ltd. be required to enter into an agreement on the terms approved by City Council on February 11, 1975."

The City Manager RECOMMENDS approval.

CONSIDERATION AND RECOMMENDATION:

7. Tender No. 752 - Broadway Improvement Project

The City Manager submits the following report of the City Engineer and Director of Planning:

"Tenders for the West Broadway Improvement Project and related streets were opened on March 10, 1975, and referred to the City Engineer for tabulation and report to the City Manager.

Manager's Report, April 11, 1975 . . . . . (WORKS - 5)

Clause 7 Cont'd

All tenders have been checked and are in order, with the exception of a minor inconsistency in the low bid, which is being resolved and does not affect the amount bid.

Tabulations of Tender No. 752 and the average unit prices for certain items of work included in this tender have been circulated to Council. These bids are unit priced, based on quantity estimates supplied by this Department, and the total cost of the contract may vary according to actual quantities measured during construction.

Based on the present design and the lowest bid, it is evident that the project will cost about \$90,000, or approximately 13%, more than the estimate. Consequently, the following three alternatives are available to Council:

1. Funds be increased to cover the extra cost, or;
2. The design be reduced in scope to fit the funds available, or;
3. A combination of these previous two alternatives be chosen.

Alternative 1

The costs of this work were to be shared 2/3 Property Owners, 1/3 City, which would have increased the Property Owner's share by \$60,000 and the City's share by \$30,000. However, the Charter limits increases in the P.O.'s share to 10% of their estimated share - approximately \$40,000. The City's cost would thus increase by \$50,000. (And any extras which arise later would fall on the City instead of being shared.)

Alternative 2

If the second alternative is chosen, design modifications would include deletion of certain embossed concrete, pedestrian crosswalks and most of the ceramic tile curb strip and other minor modifications.

Alternative 3

Any combination of increasing funds and reducing design would be possible.

Director of Planning

The Director of Planning agrees that reductions in design scope for alternative 2 or 3 are possible, although these alternatives would have some detrimental effect on the overall impact of the project.

Director of Finance

When the Broadway West Project was first submitted to the Committee on Community Development, the project costs in excess of funds available amounted to \$90,760.00. The Director of Finance suggested that these funds come from the unallocated Chinatown appropriation of \$103,000.00 since the starting date of this project was uncertain and the \$103,000.00 was merely a part of the overall cost.

The Director of Planning and the City Engineer presented alternative sources of funds for the Committee's consideration. The Committee recommended that the source of funding for the \$90,760.00 be supplemental capital funds and Council agreed with the recommendation.

If alternative 1 or 3 is approved, Council should be aware that part of the Chinatown funding will be used up, contrary to the action taken when the source of funding for the initial overage was considered. There are no funds available in the 1975 Supplementary Capital Budget as it will be presented to Council. This would be the normal source of funds for an overage.

CONSIDERATION

The City Engineer and Director of Planning submit the three alternatives for CONSIDERATION and request that Council either:-

1. Increase the appropriation for the City's share of the Broadway West Beautification Project by \$50,000, the funds to come from

Cont'd . . .

Clause 7 Cont'd

- Unappropriated Beautification Capital (260/7909), reserved for Chinatown.
2. Instruct the City Engineer, in consultation with the Director of Planning, to reduce the scope of the design to stay within the funds presently approved; or
  3. Increase the appropriation by a lesser amount determined by Council, the funds to come from Unappropriated Beautification Capital (260/7909) and instruct the City Engineer, in consultation with the Director of Planning, to reduce the present design for the balance.

RECOMMENDATIONS

Whichever alternative is chosen the City Engineer RECOMMENDS that:

- A. A contract be awarded to the low tenderer, as follows:

Winvan Paving Division of  
Capital City Construction Ltd.  
230 Brunette Street  
New Westminster, B.C.

(Note: This is a 'unit price' contract and the City Engineer has authority to make the reductions needed if Council chooses alternative 2 or 3).

- B. A contract satisfactory to the Director of Legal Services be entered into, and;
- C. The Bid-Bonds of the unsuccessful tenderers be returned."

The City Manager submits the matter to Council for CONSIDERATION and RECOMMENDS approval of the City Engineer's Recommendations.

INFORMATION:8. Granville Street Pedestrian Transitway - Phase I

The City Manager submits the following report of the City Engineer and the Director of Social Planning:

"The City Engineer and Director of Social Planning report as follows:

Background

When the Granville Mall Project was approved by Council in the fall of 1973, the approval was for Phase I of a two-phase project. Phase I involved the 'basic foundation' of the mall and included new sidewalks, curbs and roadway, new street lighting, new utilities and trees. It was recognized at that time that other street furniture should be added at a later date. This report summarizes the status of Phase I with respect to costs, cost sharing and effects of the mall on business and social problems in the Granville area. A separate report will be coming to Council soon outlining proposals for Phase II.

The Granville Street Pedestrian Transitway was scheduled for construction during the first half of 1974 with the completion date of July 1. Because of a construction strike the mall opening was held on August 22.

Cost

Although the construction strike affected costs, and certain aspects, particularly electrical work, cost more than would have been the case otherwise, in total final construction costs of the mall were slightly below the estimated cost. When remaining work adjacent to Pacific Centre Block 42 and corrective works are included, the cost can be considered to have come out as per the estimate. About half the work was carried out by Engineering Department staff and the surface works were carried out by Jack Cewe Limited under contract. The total cost of the project was \$2,947,000 consisting of:

Cont'd . . .

Manager's Report, April 11, 1975 . . . . . (WORKS - 7)

Clause 8 Cont'd

Design consultants	\$ 30,000
Miscellaneous items re planning	1,000
Contingencies for committee	6,000
Commutation Theatre Row	
Local Improvement	83,000
Construction cost	<u>2,827,000</u>
TOTAL	\$2,947,000

Works still remaining include some wrought iron railing around planters, additional work on trees, tree grates, tree surrounds, bollards, and the sidewalk on west side of Granville - Georgia to Dunsmuir. These works were not completed last year because of Block 42 construction and because certain items were experimental and now need correction. Allowance was made for this in the original estimate.

Cost Sharing

On November 20, 1973, Council approved a report from the Mayor and Alderman Massey recommending that the cost sharing with property owners under local improvement be \$900,000 property owners and the remainder be borne by the City. This was approximately one third property owners, two thirds City-at-large. The City Engineer was instructed to seek Federal cost sharing under the Winter Capital Works Program and to seek some cost sharing from the Province (B.C. Hydro) since the project included an exclusive transitway. Discussions with both the Federal Government and B.C. Hydro were successful and the final cost sharing on the project is as follows:

Property owners' share	\$ 900,000
Federal Winter Capital Works contribution	543,440
B.C. Hydro contribution	165,000
City-at-large	<u>1,338,560</u>
TOTAL COST	\$2,947,000

Schedule for Remaining Works

The remaining works will be carried out during 1975. If Council approves Phase II of the project, other works may also begin in 1975, depending on when approval is received from Council and from the property owners. It is expected that the local improvement procedure will be used again. Phase II is expected to include bus stop shelters, seating, Christmas decorations, washrooms, information kiosks, additional planting, sculpture, etc. Vending kiosks on the mall are being administered under the new Vending By-law and sidewalk cafes which should be appearing this year, are administered under a lease arrangement between the City and restaurateurs. Neither of these is part of Phase I nor Phase II.

Effects of Granville Mall on City Tax Revenue

The 1975 assessed rental value of properties along the mall increased by approximately \$636,000 over the 1974 figure so that a business tax revenue gain of over \$60,000 (8%) will be realized in 1975.

The mall's performance was particularly impressive in the 900 block in which the rate of decay was most alarming prior to construction. In this block the assessed rental values increased 50% from \$300,000 in 1974 to \$450,000 in 1975. This generated business tax revenues of \$43,021, an increase of \$14,250 for that block alone.

In comparison to the mall, the unique 1000 block Robson Street realized only a 2.6% increase in assessed rental values and an increase in business tax revenue of \$1,106. With the 1975 increase the assessed rental revenue for the 900 block Granville (\$452,850) is almost equal to the 1000 block Robson Street (\$458,930). Thus, in 1975 what had been the weakest block in the area now the mall has, in one year, come to equal the prestigious 1000 block Robson Street in assessed rental value.

Cont'd . . .

Clause 8 Cont'd

Based on the \$1,338,560 cost incurred by the City for the mall construction, the increase in business tax alone accounts for approximately a 4.5% return on the investment. This percentage will increase as the leases presently in effect expire and are adjusted to the new elevated rental value level.

The major source of revenue will ultimately be from property taxes; however, at present these have been frozen at their 1974 levels.

Effects of Granville Mall on Business

In a recent survey Granville Mall Merchants indicated that in spite of current unfavourable economic conditions, gross sales volumes were better in the period since the mall opened than in the same five-months period of the previous year. Moreover, they attribute the improvement to the mall.

In October 1974, a month after the opening, 32% reported such increases. By the end of December the number was 47%, and by January 31, 1975, it had risen to 58% over the same periods in the previous year. Of the 58% reporting gross sales volume increases, 73% attributed the improvement to the mall.

Twenty-one percent have consistently reported a decrease in gross sales volume during the period in question. However, only 25% of these (5% of the total sample) blamed the mall for the decline. The stereo businesses claim to have been hurt by the loss of loading space for customers and the general lack of parking at the south end of the mall.

Sixty-seven percent of the respondents were of the opinion that the mall had increased pedestrian volume.

To provide a comparison, a random sample of 25% of the merchants doing business on the 1000 block Robson Street were also asked how their gross sales volumes in the five months ending January 31, 1975, compared to the gross sales volumes of the same period in 1973-74. The results were as follows:

GRANVILLE MALL		ROBSON STREET
58%	Increased	14%
21%	Decreased	29%
21%	Unchanged	57%

A revitalization and upgrading of the area appears to have been sparked by the mall. Nineteen percent of the mall businesses reported that they had undertaken what they consider major renovations since the completion of the mall. Twenty-two percent reported making minor improvements.

Effects of Mall on Social Problems

Over the past several years frequent complaints were received by City officials concerning criminal activities on Granville Street including the area (now part of the mall) between Robson and Nelson Streets. Thus, in 1972 a petition was circulated demanding police action with respect to increased drug trafficking and other crimes. Part of the problem was the presence of the State and Ford Hotels on Granville Street which catered to the criminal element. It was hoped that the mall would provide an incentive to upgrade these buildings.

The mall opening was preceded by the addition of more beat constables and the level of policing was greatly intensified.

As a result there had been this year far fewer complaints with respect to crime. Sgt. Findlay (District #1 Crime Prevention Squad) advises that the recent closure of the State Hotel has improved the situation and that in his opinion 'the actual crime in the mall is definitely low and hard drug trafficking is almost non-existent'.

The City Engineer and the Director of Social Planning submit the foregoing report for Council's INFORMATION."

The City Manager submits the matter to Council for INFORMATION.

BUILDING AND PLANNING MATTERS

A - 4

INFORMATION

1. Addition to Building at 3945 West 19th Avenue

The City Building Inspector reports as follows:

"Mr. R. Silversen of 3951 West 19th Avenue, has written complaining about a development that occurred to the building immediately next door to him at 3945 West 19th Avenue. Mr. Silversen states that the City has acknowledged that the Building Division granted a permit for an area in excess of that which is permitted by the Zoning and Development By-law. A copy of Mr. Silversen's letter is attached.

On June 19th, 1973, a Development Permit #62983 and a Building Permit #B64419 were issued to create an addition to the house at 3945 West 19th Avenue. The resulting area was about 36 sq. ft. larger than the precise area allowed by the calculation of the floor space ratio.

During construction, the builder built an additional 24 sq. ft. of floor area by cantilevering the main floor out 22 inches over the lower floor. There was some misunderstanding between the field inspector and the builder, the former maintaining he did not approve the extra floor area, the latter maintaining such approval was given.

I reported on the matter to the Mayor by memorandum dated September 10th, 1973 in response to a letter to the Mayor dated August 31st, 1973 from Mr. L.W. Beadle, lawyer on behalf of Mr. & Mrs. Frederick Huyghe, the owners of the building.

Following this interchange of correspondence, I decided to take no action on the matter and allow the increased floor area to remain.

It should be noted that since the date of the foregoing incident, the allowable floor space ratio has been increased from 0.45 to 0.60. This means that the allowable floor area on this site is about 1200 sq. ft., the actual area being 969 sq. ft. This house is now in compliance with the Zoning By-law with respect to the floor space ratio."

The City Manager submits the foregoing report of the City Building Inspector for INFORMATION.

RECOMMENDATION

2. Lease Agreement at Main & Terminal

The Director of Planning reports as follows:

"City Council on December 17, 1974, after considering a report from the City Manager dated December 13, 1974, concerning Lots 13 and 14, Block A2, D.L. 2037, situated at the S/E corner of Main Street and Terminal Avenue, passed the following motion:

'THAT the City extend its present lease on this property with Gulf Oil Canada Ltd., at current rates on a month-to-month basis until such time as a report is received from the Director of Planning, following a thorough review of the operation of Self-Service Gas Stations.'

Manager' Report, April 11, 1975 . . . . . (BUILDING - 2)

Clause No.2 (continued)

Council, on January 28, 1975, when dealing with the same matter, received a letter, dated January 21, 1975, from Gulf Oil Canada Ltd., and deferred this letter until after Council had dealt with the question of Self-Serve Gas Stations.

On March 11th 1975, after dealing with the City Planning Department report on Self-Serve gas retailing, the Mayor directed, and Council agreed, that the Director of Planning and the Supervisor of Property and Insurance submit a further report on this lease agreement, taking into consideration the action of Council this day and the letter from Gulf Oil Canada Ltd., dated January 21, 1975.

If Council accepts the recommendations of the Director of Planning contained in the City Manager's Report, and to be considered on April 15th, 1975, reference may be made to the list of the total gasoline service stations of each company to be appended as a schedule to the appropriate by-law when prepared.

This list shows that Gulf Oil Canada Ltd. had 57 gasoline service stations in the City of Vancouver as of 1st April 1975. Their permitted total of Self-Serve Gas Stations is 15 per cent of this number, or 9 (rounded to nearest whole number). This company currently has only 6 Self-Serve Gas Stations in the City of Vancouver and thus may be permitted another 3.

The Director of Planning thus RECOMMENDS that the Lease Agreement with Gulf Oil Canada Ltd., as contained in the City Manager's Report of December 13, 1974 (attached) be approved, on the basis of the foregoing, and date of commencement to be amended to June 1st, 1975 or the date the development permit is issued, whichever is the earlier. "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 572



FINANCE MATTERS**A-7**RECOMMENDATION1. Water Street Beautification Program

The Director of Legal Services reports as follows:

"A departmental report of the Director of Planning and the City Engineer dated July 3, 1974, concerning the Water Street beautification program was considered by City Council July 9th, 1974, at which time the City agreed in principle to lease from C.P.R. and Marathon Realty a strip of land north of Water Street for lane access. At that time Council agreed in principle that the lease was to be for 99 years with a nominal \$1.00 per year rent and the City to pay the taxes. Also the lease was to be the subject of a separate report to Council.

The Law Department has been negotiating with Marathon Realty over the 99-year lease, however, it may be at least a year before C.P.R. prepares a lease in final form for the City to sign. As an interim measure, it is recommended that the City enter into a standard year-to-year lease with the C.P.R. in order that the City may commence work on the laneway forthwith; provided, however, that the standard form of year-to-year lease shall be modified to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

2. Attendance of Fire Department Analyst R. Dumala at N.F.P.A. Conference

The Fire Chief reports as follows:

The annual National Fire Protection Association Conference is being held in Chicago, Illinois from May 12 to May 16, 1975 and the Fire Chief recommends the Fire Department Analyst attend. Of particular interest to the City of Vancouver will be the Technical Committee Reports on automatic sprinklers.

The City of Vancouver has adopted the N.F.P.A. pamphlet No. 13 - Installation of Sprinkler Systems as the standard for sprinkler systems. The authors of this code will be attending the conference and it would be very beneficial to our Analyst to attend the presentation and seminars on automatic sprinklers to discuss the interpretation of the code with them. The Fire Department Analyst is the person responsible for approving sprinkler plans submitted by contractors, for compliance with the relevant fire bylaws and it is very important that his information and knowledge of automatic sprinklers be as current as possible in view of the continuing amendments to the N.F.P.A. standards for sprinklers.

The Fire Department is currently in a period where the workload is excessive, particularly in the area of plan checking. The Fire Chief feels, however, that the advantages gained by sending the Analyst to the Conference would far outweigh the loss of five days time in plan checking.

Cont'd...

Clause No. 2 Continued:

No funds were provided in the Fire Department budget for this Conference and the Comptroller of Budgets advises that if approved, funds would be provided from contingency reserve. There would be no increase of Fire Department employees attending conferences this year as the Roster of Conferences provides for the attendance of four employees to one national and three regional conferences. This year, one approved regional conference (Training Officers Conference) will not be attended because of the workload in the Department.

Costs to the City would be:

5 days leave of absence with pay	
Air Fare	\$274.00
Hotel 5 days @ \$31	155.00
Registration	50.00
Meals 5 days @ \$15	<u>75.00</u>
	\$554.00

The Fire Chief Recommends approval be given for the Fire Department to amend it's Conference Roster for 1975 to 2 National and 2 Regional Conferences from 1 National and 3 Regional and that funds in the amount of \$554 be provided from contingency reserve and added to Account 7590/890 - Conventions and Courses - Fire Department.

The City Manager RECOMMENDS that the foregoing recommendation of the Fire Chief be approved.

### 3. CFMM Conference 1975

The City Clerk reports as follows :

"The 1975 Annual Conference of the CFMM will be held in London, Ontario from June 1 - 5, 1975. The theme for the conference is "Canada's Municipalities at a Crossroad: Responsibilities Without Resources". Several workshop panels will deal with subjects which have become major problems for local government. These will include Labour Relations, Law Enforcement, Transportation, Housing, Roles and Functions of Local Government, Rural Depopulation: A Rural Problem or an Urban Problem, Council-Chief Administrative Officer Relationship and Cultural Development. The Conference will seek to resolve policy positions on these and other issues in Resolutions Session.

It is noted also that the Canadian Association of Municipal Administrators will be meeting on May 30 and May 31 - also in London, Ontario and the City Manager in the past has been given authority to attend this meeting and the CFMM Conference

The foregoing is submitted for the information of Council and it is recommended that the Mayor be authorized to appoint Council delegates to the Conference and that the City Manager be authorized to attend the meeting of the Canadian Association of Municipal Administrators and the CFMM Conference.

The City Manager RECOMMENDS that:  
The foregoing recommendation of the City Clerk be approved.

Cont'd...

CONSIDERATION4. Request from Greenpeace Foundation For The Loan of Whale Banners

The City Purchasing Agent reports as follows:

"On December 10, 1974, City Council made a grant of \$200.00 to the Greenpeace Foundation to permit them to purchase from the City, one hundred surplus decorative street banners.

They have made another request for the loan of an unspecified number of banners to "be used in conjunction with the April 27th festivities at Jericho Beach concerning the launching of the Greenpeace V expedition" (copy of their letter of request is attached).

I telephoned Mr. Al Clapp of the Greenpeace Foundation to clarify their request, and he stated that:

- (a) They will not know the quantity required until they start decorating the site, but expect they will require between 100 and 150.
- (b) They will pick up and return the banners to the City's Surplus Stores.
- (c) They will return the banners within one week of the festivities date of April 27th.

If Council agrees to this request, there is the possibility that some of the banners may be lost, stolen, or damaged, and I would like instructions to either -

- (a) Charge the Greenpeace Foundation for any banners which may be lost, stolen or damaged,
- or -
- (b) Write-off any banners which may be lost, stolen or damaged."

The City Manager submits the foregoing report for Council's CONSIDERATION.

RECOMMENDATION5. Vancouver Public Library - Six Day Opening at Kitsilano and Mount Pleasant Branches

The Director of the Vancouver Public Library reports as follows:

"On April 23, 1974 Council approved, for a trial period of September 1 to December 31, 1974, of six day opening at one east-side and one west-side Branch Library. The two Branches chose were Mount Pleasant and Kitsilano Library. The Library Board was asked to report to Council after a three month trial.

Mount Pleasant Branch

This Branch has been open for six days a week since it moved to the new location in Kingsgate Mall, and officially opened on December 13, 1973, so as to be open the same days as the rest of the Mall. Until September 1 the extra cost was met from the Library Development Commission Grant. The increase in circulation between January - October 1973 (the ten complete months open before the move) and January - October 1974 is from 128,518 to 166,276 or 22.7%. The average circulation on Wednesday (the extra day of opening) has been 511 compared to the average daily circulation of 652 in this period. The total Wednesday circulation for the period is 23,111, compared with the total increase 37,758. The increase due to changed location is greater than the difference between these two figures, as without Wednesday opening some of the Wednesday use would have taken place on other days, but it does indicate that six day opening played an important part in the sharp increase in circulation recorded in the Branch in 1974.

Cont'd . . .

Manager's Report, April 11, 1975 . . . . . (FINANCE - 4)

Clause #5 continued:

itsilano Branch

Litsilano was selected as the west-side Branch for six day opening because it has very heavy use resulting in considerable congestion at times, and because of the very large number of books returned through the book slot on the Wednesday the Branch was closed.

In the trial period Kitsilano circulation increased just under 5% as a result of the extra day of opening about 19,000 books p.a. The average circulation, as a percentage of 1973 circulation increased from 92.6% in January - August 1974 to 97.1% in September - December 1974. The actual Wednesday circulation has averaged 1,115. This is not a large increase, but it has also resulted in less crowding in the Branch (which circulates c 400,000 books p.a. from 7,100 square feet) and reduced the piles of books returned through the book slot on Wednesday from 350 - 450 to about the normal 100 per day.

It has also improved working conditions for staff, as the building was not designed for the present heavy use, and work space cannot be easily extended.

## RECOMMENDED:

- (A) That the six day opening at these two Branches be continued permanently.
- (B) That the following additional staff required to provide these extended services be approved:

## Public Services (Hours per week)

Branch	Librarian I		Library Assistant II		Library Assistant I		Additional Cost <u>p.a.</u>
	From	To	From	To	From	To	
Kitsilano	112½	130½	132	147	98	106	\$ 10,206.
Mt. Pleasant	112½	120½	105	116	70	82	6,805.
							<u>\$ 17,011.</u>
			Fringe Benefits @ 10%				<u>\$ 1,700.</u>
			Total Additional cost				<u>\$ 18,711.</u>

This recommendation is concurred in by the President of the Vancouver Public Library Staff Association Local 391, C.U.P.E."

The Director of Finance advises that if these positions are approved, the funds will have to be provided from the 1975 Contingency Reserve.

The Administrative Analyst reports that the unit costs of circulating the additional books in the Library's proposal are 59¢ for the Kitsilano Branch and 75¢ to 80¢ for the Mount Pleasant Branch. Compared to an overall cost of 65¢ throughout the system, these unit costs reflect an inefficient addition to the level of service, since the 65¢ cost throughout the system includes all other public services.

The City Manager RECOMMENDS that the Library's proposal be not approved due to the high unit cost of the added service, and the severe problems being encountered with the 1975 Budget.

FOR COUNCIL ACTION SEE PAGE(S) 3723

Manager's Report, April 11, 1975 .....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Acquisition for Public Housing for Single People Site "B", N/S Cordova Street Between Jackson and Princess Streets, Lot 25, Block 53, D.L. 196, 500 Block East Cordova Street

The Supervisor of Property & Insurance reports as follows:-

"Lot 25, Block 53, D.L. 196 is required for the proposed Public Housing for Single People, confirmed by City Council, June 19th, 1973.

This lot is owned by Western Marine Supply Co. Ltd., located across the lane, and is used for off-street vehicular parking as required under the Zoning and Development By-Law.

Western Marine Supply Co. Ltd. have agreed to exchange their Lot 25 for Lot 24, owned by the City of Vancouver, subject to the following:-

1. The lot to be filled and blacktopped to proper grade.
2. Sidewalk crossing to be installed on Cordova Street.
3. Existing chain link fence to be relocated.
4. Catch basin to be installed.

Central Mortgage and Housing Corporation agree to the exchange and have arranged for the contractor that will be erecting the Antoinette Lodge to carry out the above development and C.M.H.C. will look after the costs.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to exchange Lot 24 with Lot 25, Block 53, D.L. 196 on the foregoing basis

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

2. Establishment of the South 6' of Subdivisions 8 and 14 of S½ of Lot 86, T.H.S.L., Plan 1720 for Highway Purposes. Located N/S of Adanac and East of Rupert Street.

The Supervisor of Property & Insurance reports as follows:-

"The South 6' of each of Subdivisions 8 and 14 have, in conjunction with other portions of abutting lots, been developed and form part of a lane and as such have been in use for several years.

These six-foot strips have never formally been established for lane purposes and the City Engineer has requested that this now be done. It is therefore:-

RECOMMENDED That the South 6 feet of Subdivisions 8 and 14 of the South half of Lot 86 T.H.S.L., Plan 1720 be established as highway and the Formal Resolution establishing same and submitted concurrently with this report be passed by Council, with the tax sale costs and registration fees charged to the Engineers account.

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

Manager's Report, April 11, 1975,.....(PROPERTIES - 2)

.....2

3. Rental Review -

Lot 15 of Block 3, D.L. 200A and of Block A2, D.L.  
2037; Known as 242 Terminal Avenue

The Supervisor of Property and Insurance reports as follows:-

"The City building located on Lot 15, of Block 3, D.L. 200A and Block A2, D.L. 2037, known as 242 Terminal Avenue, is leased to Homewood Marine Ltd. until December 31st, 1988. The rent is subject to review every five years.

The rental has been reviewed in accordance with the terms of the lease and the Supervisor of Property and Insurance recommends an increase from the current rate of \$550.00 per month, plus taxes to \$925.00 per month, plus taxes. The lessees have agreed to the proposed increase

RECOMMENDED That for the five-year period of March 15th, 1975, to March 14th, 1980, the rent for the City-owned building at 242 Terminal Avenue be set at \$925.00 per month, plus taxes as if levied.

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 514

I

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING & DEVELOPMENT

April 3, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, April 3, 1975, in the #1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Bowers, Chairman  
Alderman Bird  
Alderman Cowie  
Alderman Harcourt

ABSENT: Alderman Kennedy

CLERK: M. Cross

RECOMMENDATION

1. False Creek - Use of a Portion of Area 6  
for an On-the-Water Boat Show

The Committee considered a report of the City Manager dated March 19, 1975, wherein the False Creek Project Manager recommended approval of an application by the Marine Trades Association to hold an on-the-water boat show in Area 6, False Creek for a rental fee of \$1,000 for approximately 1-acre of water for 9 days commencing September 6, 1975. The show will be a commercial venture to display boats and marine related products.

The Association will manage and pay all costs related to parking, vehicle and crowd control, guard services, refuse collection, portable lighting, public liability insurance and adequate signing from 6th Avenue to the parking area and the seawall boat display location. The Association is prepared to provide up to \$5,000 for the construction of a temporary parking lot and access to this parking lot from 6th Avenue.

Mr. E. D. Sutcliffe advised that the 400 feet along the seawall for the show would be from approximately the foot of Spruce Street to the western side of Laurel Bay.

The Committee

RECOMMENDED

- (a) THAT an application for an On-the-Water Boat Show in Area 6 False Creek be approved for temporary use, subject to the B. C. Marine Trades Association obtaining the necessary permits and approvals from the City of Vancouver and senior governments.
- (b) THAT the Supervisor of Property and Insurance conclude a satisfactory agreement with the B.C. Marine Trades Association for a \$1,000 rental fee, plus the City's costs to provide temporary parking and access.

INFORMATION

2. RT-2 Zoned Land

Alderman A. Cowie circulated a memorandum for discussion (copy circulated) with respect to the 10,000 square feet

cont'd ...

Part Report to Council  
 Standing Committee on Planning & Development . . . . . 2  
 April 3, 1975

Clause No.2 (continued)

minimum lot size requirement for town house development on RT-2 zoned land. He also circulated pictures of town house developments constructed on lot sizes less than 10,000 square feet, as well as showing a model of the development on a smaller lot size.

Mr. H. W. Pickstone, Deputy Director of Planning, stated that the pictures and the model of the town house developments indicated developments of high quality, but this would not be the norm if the by-law was changed. The Planning Department would like to see regulations that would encourage good quality developments on smaller lots. Mr. Pickstone stated that ideas from architects should be sought for guidelines for this kind of development.

The Committee

RESOLVED

THAT Alderman Cowie arrange a meeting with architects and members of the Planning Department to arrive at guidelines to allow town house developments on lots smaller than the minimum lot size of 10,000 square feet.

FURTHER THAT the results be reported back to the Standing Committee on Planning and Development in three weeks.

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 575